

TO LET

3 Drumsheugh Place
Edinburgh EH3 7PT

- ▶ Prominent position on busy thoroughfare
- ▶ Rental offers of £28,500 per annum invited
- ▶ Benefits from Class 1 planning consent
- ▶ Located in the West End of Edinburgh



LOCATION

This unit is located central Edinburgh neighbouring the popular West End. The position of Drumsheugh Place connects the New Town of Edinburgh with the West End being a popular route for pedestrians. Located within a historic part of Edinburgh with attractions nearby such as Dean Bridge meaning tourist foot fall is strong as well as local residents.

It is well served by public transport with excellent bus services nearby and Haymarket Train Station situated within walking distance.

This location is popular with a range of national and independent shops and cafes as well as being surrounded by offices and places of business. Nearby occupiers include **AGA, Caringorm Coffee, Bombarbers,** and **Johnsons Dry Cleaners.**

ACCOMMODATION

The subjects comprises a retail unit arranged over the ground floor and basement which forms part of a 4-storey traditional Georgian stone-built block. The approximate net internal floor areas are shown below:

| | | |
|----------|-------------|------------|
| GROUND | 965 SQ FT | 89.7 SQ M |
| BASEMENT | 1,531 SQ FT | 142.2 SQ M |
| TOTAL | 2,496 SQ FT | 231.9 SQ M |

PLANNING

We have been verbally advised by the Local Planning Authority that the subjects currently benefits from Class 1 planning consent. Interested parties are advised to speak directly to the Local Planning Authority.

LEASE

The subjects are available on the basis of a new full repairing and insuring lease subject to 5 yearly rent reviews.

RENT

Offers of **£28,500 per annum** exclusive are invited.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£24,400**. (Each new occupier has the right of appeal against this figure).

Based on the basic property rate of 49.8p, this rateable value will result in an estimated rates liability in financial year 2023/24 of **£12,151**.

ENERGY PERFORMANCE CERTIFICATE

Available on request.

DATE OF ENTRY

By arrangement.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

Viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

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GET IN TOUCH



Alastair Rowe
arowe@eyco.co.uk
07747 747 280
0131 558 5140



Ruari Hobkirk
rhobkirk@eyco.co.uk
07507 689 448
0131 558 5123

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